

# ZBA VARIANCE or APPEAL APPLICATION

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WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

**INSTRUCTIONS for APPLICANT:** For Questions visit P&Z office Daily 9:00-11:30.

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

**Note:** Commercial projects may require Architectural Review Board approval,

If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

## OFFICE USE ONLY

Application#: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Receipt Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

1. Property Address: 11 Roosevelt Road Zone: A  
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Roni Goldberg E-Mail: ronig29@optonline.net  
Applicant's Address 11 Roosevelt Road, Westport, CT 06880 Daytime Tel: 201-988-2285

**NOTE: Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.**

3. Property Owner's Name: Roni Goldberg E-Mail: ronig29@optonline.net  
Property Owner's Address: 11 Roosevelt Road, Westport, CT 06880 Daytime Tel: 201-988-2285

4. Is this property on: a Septic System: ☐ or Sewer: ☒
5. Is this property within 500 feet of any adjoining municipality? Yes ☐ No ☒
6. Does this project involve the demolition of any structures that are 50 years old or more? Yes ☐ No ☒

7. Briefly Describe your Proposed Project: Expand first level of house to add a dining area.

8. Will any part of any structures be demolished? No ☒ Yes ☐ - If Yes Attach a Demolition Plan:  
Framing an opening through existing wall to the proposed addition. See existing and proposed plan sheet A101

9. List each "**Regulation Section Number**" you are requesting a variance for: i.e. (Sec 6-2 = Set back )  
Sec 6-3 Coverage for non-conforming lot

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed )

11. List the **PROPERTY HARDSHIP(s)** or **REASON(s)** why this Variance or Appeal should be granted, stating clearly the exceptional difficulty **REGARDING YOUR PROPERTY.** Note: Financial Hardship will NOT warrant a variance approval see pg 5.  
The lot is undersized for Zone A - only 7,655 square feet vs 21,780 square feet minimum stated per zoning requirements.

I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

R. Goldberg  
**Applicant's Signature** (If different than owner)

R. Goldberg  
**Owner's Signature** (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

# TO BE COMPLETED BY OWNER/ APPLICANT

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After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

**BUILDING PLANS (TITLE)** Goldberg Residence 11 Roosevelt Road  
BY: RMB Designs \_\_\_\_\_ DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** As Built Plot Pland and Proposed Improvement Prepared for Ken Goldberg 11 Roosevelt Road  
BY: Charles L. Leonard, IV, L.S. DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**GROSS LOT AREA:** 7,655 sq ft **NET LOT AREA:** (less 80% wetlands or steep slopes): 7,655 sq ft

**SETBACKS: Front / Side / Rear (From Survey)**

Existing: 31.9' / 18+/-' / 35'  
Required: 30' / 7.5' / 25'  
Proposed: 31.9' / 9.5' +/- / 35'

**FLOOR AREA / FAR:**

Existing: \_\_\_\_\_  
Allowed: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**COVERAGE: Building / Total (From Survey)**

Existing: 1,770 s.f.(23.1%) 3,135 s.f (40.9%)  
Required: 1,148 s.f (15%) 1,914 s.f. (25%)  
Proposed: 2,003 s.f. (26.17%) 3,368 s.f. (44%)

**PARKING:**

Existing: \_\_\_\_\_  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**HEIGHT: In Feet / # of Stories**

Existing: 22.91 / 2  
Required: 26' / 2  
Proposed: 12.1' +/- / 1

**SIGNS:**

Existing: \_\_\_\_\_  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: Attic / Proposed: Attic

**LANDSCAPING:**

Existing: \_\_\_\_\_  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: crawl space/ Proposed: crawl space flow through flow through

**NOTE:** If you submit Revised Plans – You **MUST** SUBMIT A COVER LETTER listing **EACH CHANGE & 9 COPIES.**

**REVISIONS FEE:** Revised Plans, which require additional staff review **ADDITIONAL FEE** of **HALF** of original Appl. fee is **REQUIRED.**